



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: February 4, 2010

TO: Planning Commission Chair and Members of the Planning Commission

FROM: Alex Hempton, Associate Planner, Development Services

SUBJECT: 160003 – AT&T CalTrans Yard

This project was originally scheduled for the February 4, 2010 Planning Commission hearing. In order to consolidate the hearings, the project was rescheduled to February 11, 2010. Although the attached report contains the previous hearing date, the project was correctly noticed for the February 11, 2010 hearing.

Attachments: Report to the Planning Commission No. PC-10-005



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 28, 2010 **REPORT NO.** PC-10-005

ATTENTION: Planning Commission, Agenda of February 4, 2010

SUBJECT: AT&T – Caltrans Yard N. 47th St. – PROJECT NO. 160003
PROCESS 4.

**OWNER/
APPLICANT:** State of California Department of Transportation/
AT&T Mobility

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility at 144 47th St. within the Encanto Neighborhoods of the Southeastern San Diego community planning area?

Staff Recommendation: **APPROVE** Conditional Use Permit (CUP) No. 715007, Site Development Permit (SDP) No. 715008, and Planned Development Permit (PDP) No. 715009.

Community Planning Group Recommendation: The Encanto Neighborhoods Group voted to recommend approval of this project 7-3-2 (Attachment 14).

Environmental Review: This project was found to be exempt per the Categorical Exemption for New Construction or Conversion of Small Structures, Section 15303 in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: AT&T Mobility is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

Wireless Communication Facilities (WCF's) are permitted throughout the City as a Separately

Regulated Use by the Wireless Communication Facility regulations, Land Development Code (LDC) section 141.0420.

To provide wireless communications coverage and capacity in this area (Attachment 6), AT&T Mobility is proposing to construct, operate, and maintain a WCF at 144 47th Street (Attachments 1 and 3) on a property owned by the State of California (Attachment 10) and utilized as a Caltrans maintenance yard (Attachment 7). The WCF would consist of a new 40-foot high faux pine tree (“monopine”) along with a shelter, housing equipment associated with the antennas (Attachment 5).

WCF’s are permitted in a residential zone with a non-residential use with the processing of a Conditional Use Permit when the antennas are located 100’ or less from the property line of a residential use. A Site Development Permit is required as this facility is located within the Southeastern San Diego Planned District. As the facility exceeds the zone’s 30 foot height limit by 10 feet, a Planned Development Permit is required for this deviation.

Council Policy 600-43, “Communication Antennas,” assigns preference levels to the locations of WCF’s. This policy encourages these facilities be located away from residential uses. Typically, WCF’s proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Limited Use or Neighborhood Use Permit). This facility is proposed in a location with a non-residential use in a residential zone, which is more preferable than if the facility was located on a residential zone with a residential use.

The monopine proposed by AT&T aims to camouflage the antennas. The equipment shelter is designed to match other Caltrans maintenance buildings on site. Additional trees are proposed to screen views of the facility and integrate the monopine with other vegetation on the premises.

General Plan Analysis:

The City’s General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are proposed to be located on a monopine, with antenna “sock” coverings. The antenna socks will have needles attached to them and will enable the antennas to blend in with the tree. Associated equipment will be concealed within a building adjacent to the existing maintenance building. Based on the project’s design, it is compatible with the City’s General Plan. The Southeastern San Diego Community Plan does not discuss wireless communication facilities.

Conclusion:

Staff supports the design as proposed. The antennas are located on a monopine, designed to blend in with the surrounding vegetation. Equipment will be concealed within a building designed to match other buildings on site. In addition, additional plant material will be provided to further screen the facility. This project complies with the City’s Land Development Code, the Wireless Communication Facility regulations, and the applicable land use plans. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve** Conditional Use Permit (CUP) No. 715007, Site Development Permit (SDP) No. 715008, and Planned Development Permit (PDP) No. 715009, **with modifications.**
2. **Deny** Conditional Use Permit (CUP) No. 715007, Site Development Permit (SDP) No. 715008, and Planned Development Permit (PDP) No. 715009, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

KB/AFH

Attachments:

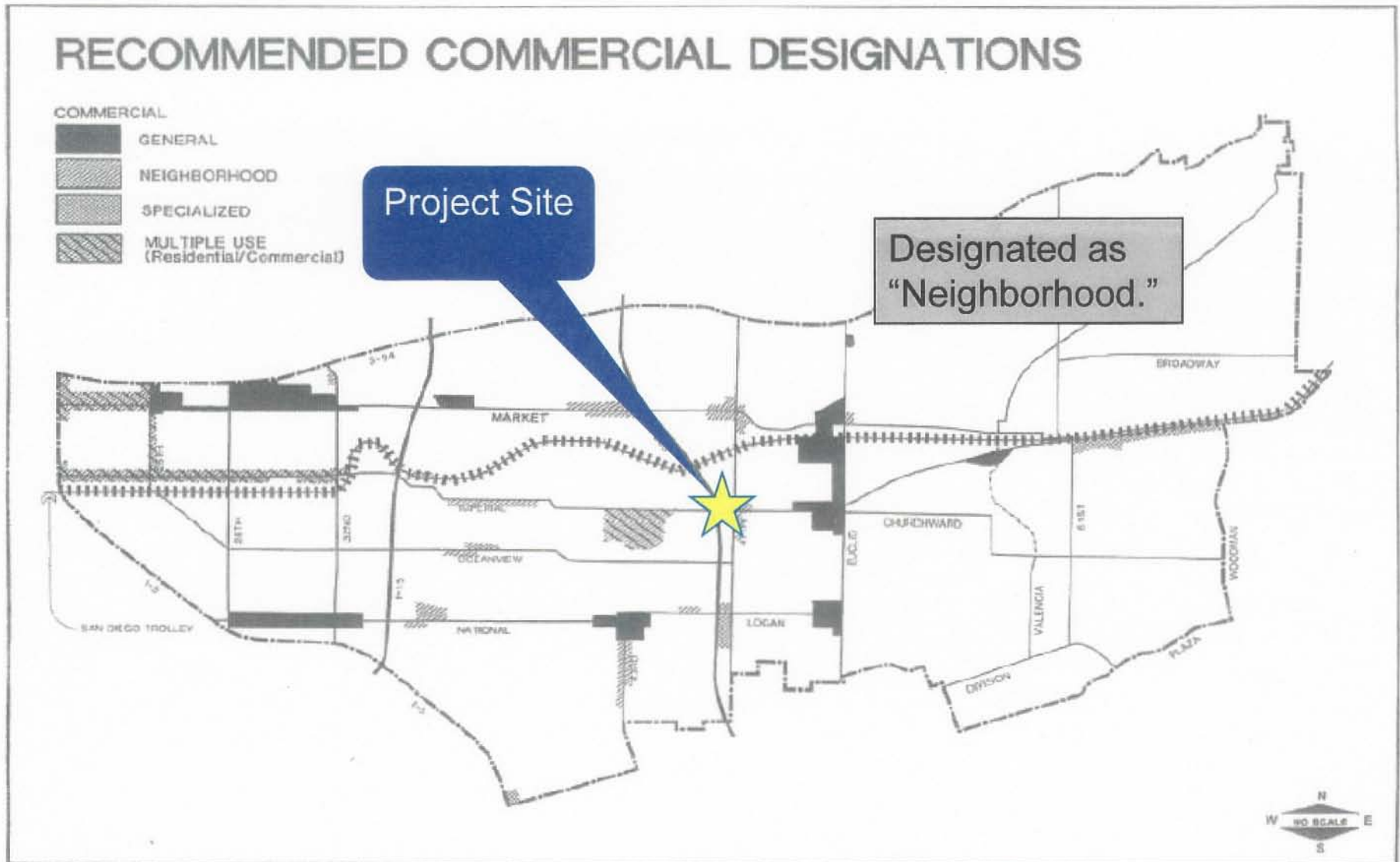
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Site Justification
7. Site Photos
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Planning Commission Hearing
13. Plans
14. Community Planning Group Recommendation



Aerial Photo

AT&T CalTrans Yard N. 47th St. – Project Number 160003

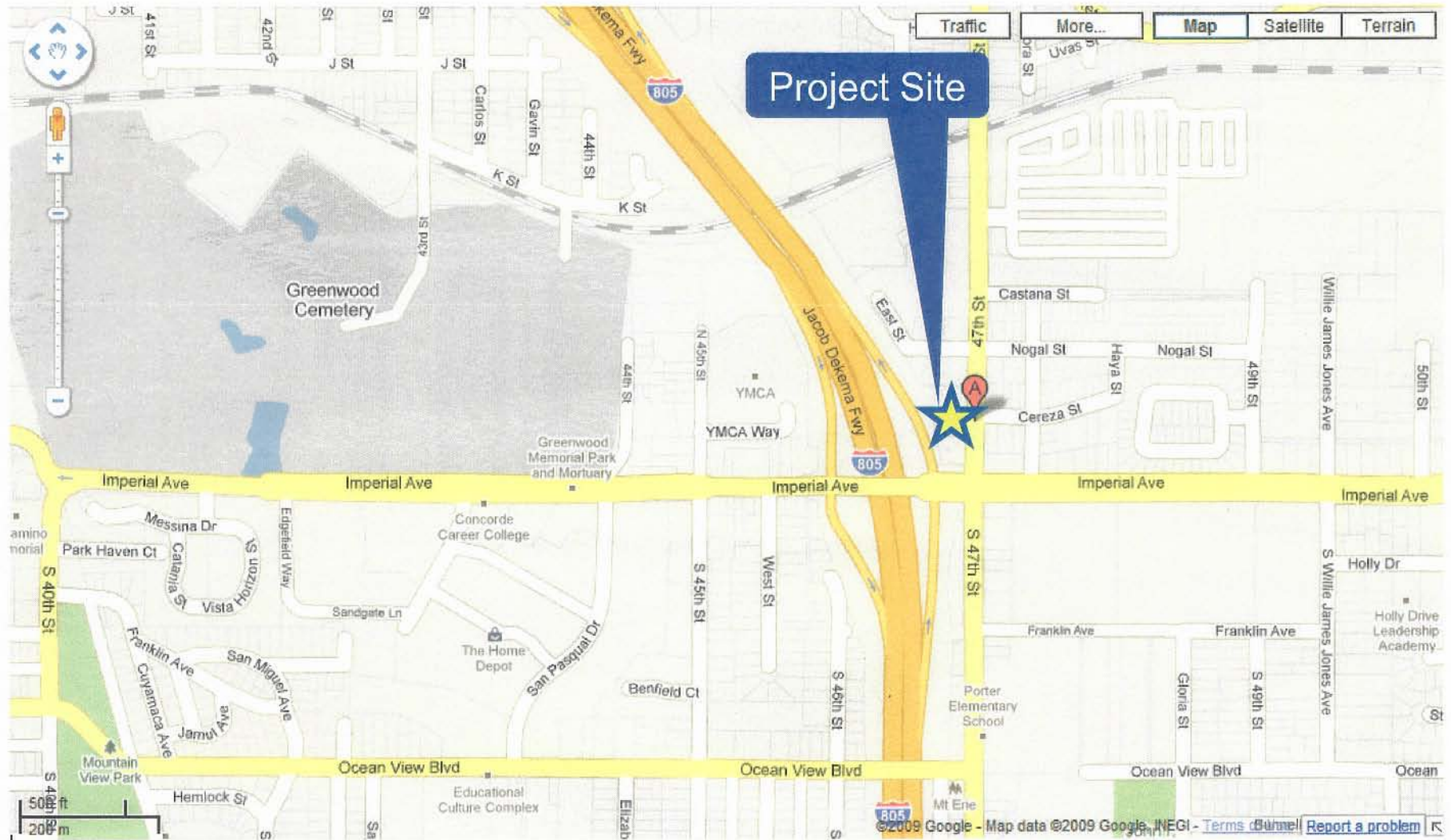
144 47th St.



Community Plan Land Use Designation

AT&T CalTrans Yard, Project Number 160003

144 47th St.



Project Location Map

AT&T CalTrans Yard – Project Number 160003

144 47th St.



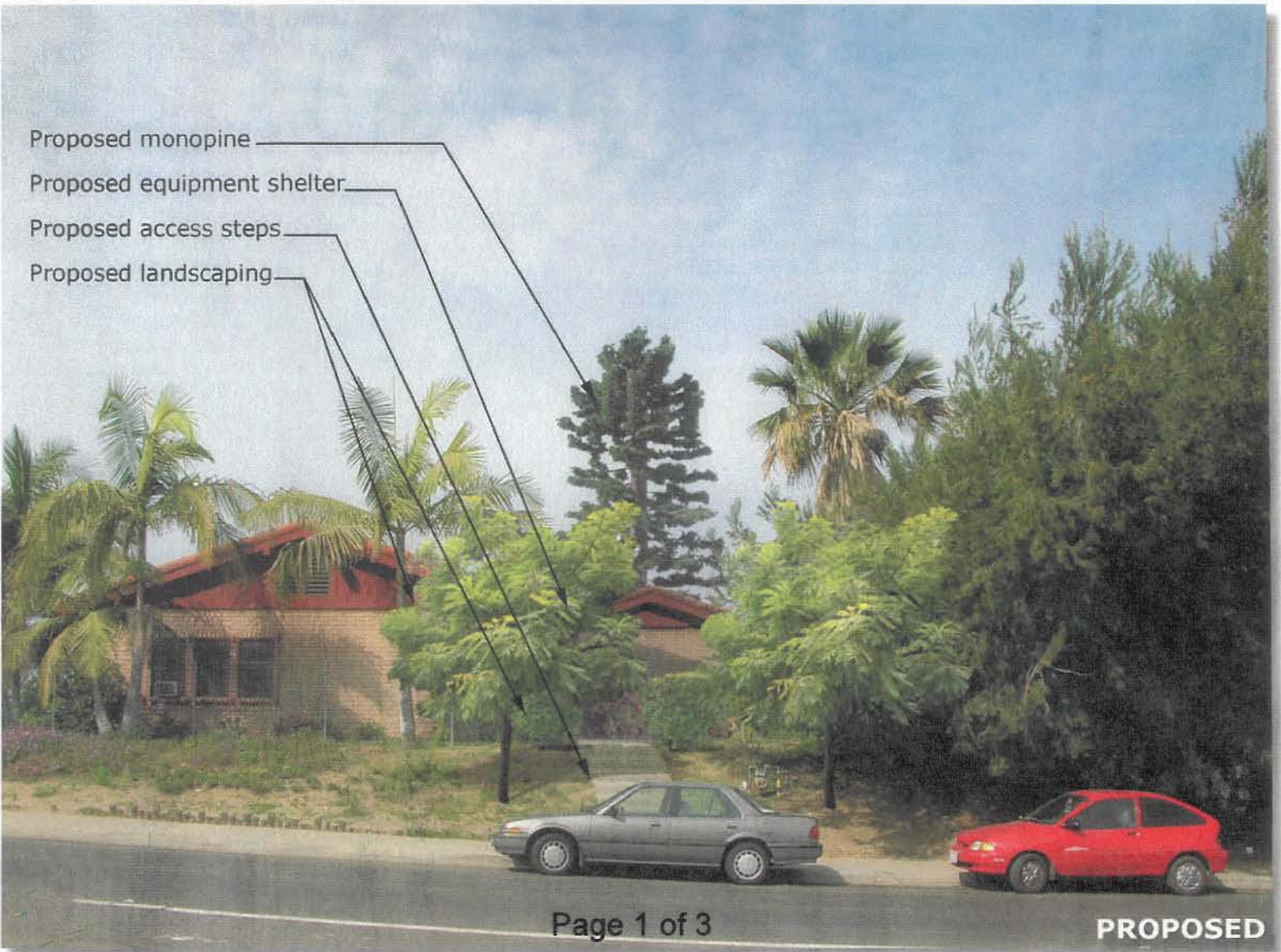
PROJECT DATA SHEET		
PROJECT NAME:	AT&T Caltrans Yard N. 47 th St.	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a 40-foot tall monopine (faux pine tree) with twelve (12) panel antennas and an equipment shelter.	
COMMUNITY PLAN AREA:	Encanto (Southeastern San Diego)	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Site Development Permit, and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Developed as a Caltrans maintenance yard. Designated as "neighborhood" in the Community Plan.	
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: SESDPD-MF-3000</p> <p align="center">HEIGHT LIMIT: 30'</p> <p align="center">FRONT SETBACK: 10'</p> <p align="center">SIDE SETBACK: 5'</p> <p align="center">STREETSIDE SETBACK: 8'</p> <p align="center">REAR SETBACK: 15'</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-unit Residential SESDPD-MF-3000	Residential
SOUTH:	Commercial SESDPD-CSR-1	Commercial
EAST:	Multi-unit Residential SESDPD-MF-2500	Residential
WEST:	Multi-unit Residential SESDPD-MF-2000	Freeway
DEVIATIONS OR VARIANCES REQUESTED:	This project requests a deviation in height. The height limit is 30 feet where this project is proposing 40 feet, deviating 10 feet higher than the allowable height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Encanto Neighborhoods Group voted 7-3-2 to recommend approval of this project.	

EXISTING

SS-039-02
Cal Trans Maintenance Yard
47th Street
San Diego, CA
APN:547-324-13-00



ATTACHMENT 5

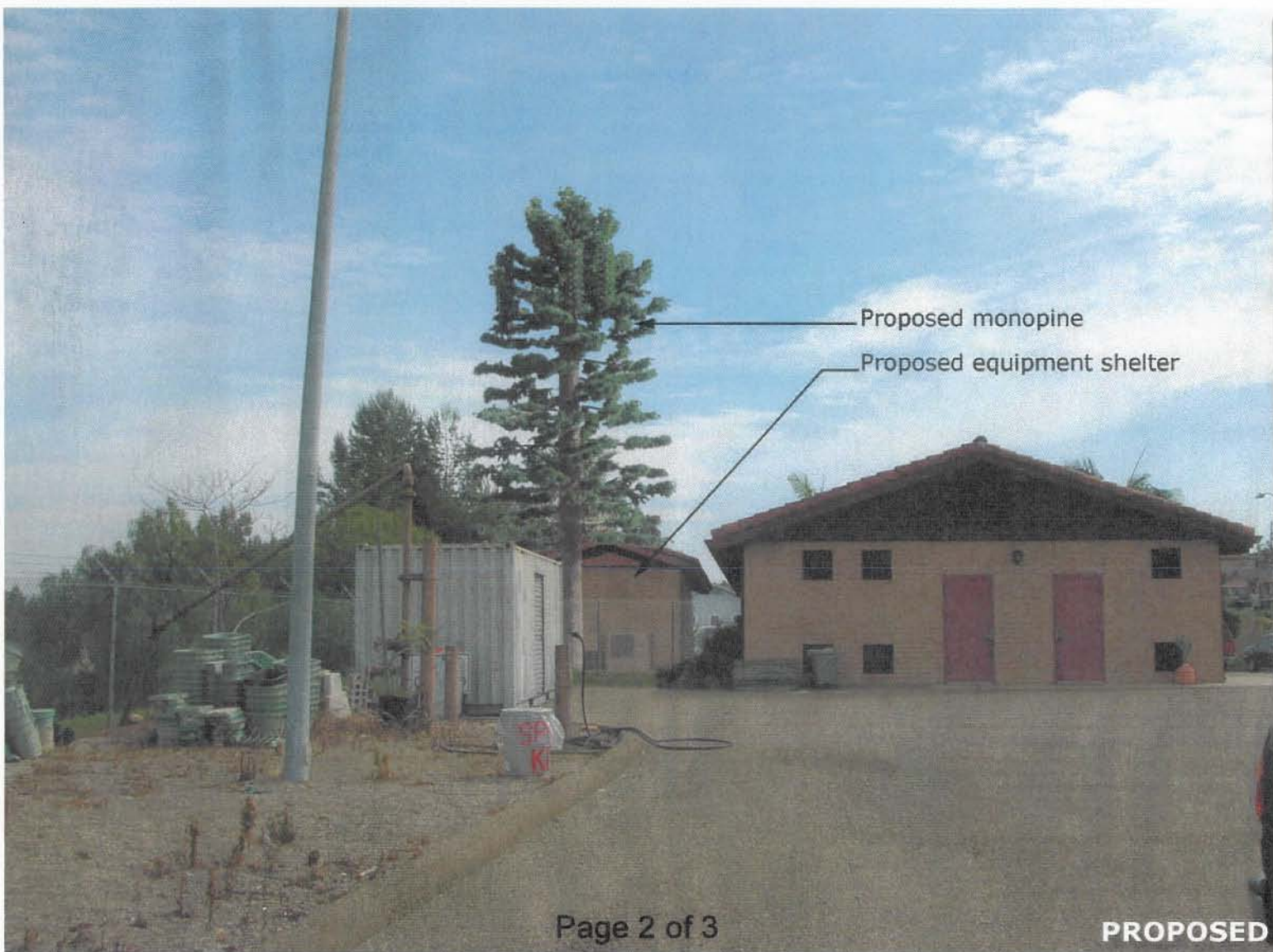


EXISTING

SS-039-02
Cal Trans Maintenance Yard
47th Street
San Diego, CA
APN:547-324-13-00



ATTACHMENT 5



EXISTING

SS-039-02
Cal Trans Maintenance Yard
47th Street
San Diego, CA
APN:547-324-13-00



ATTACHMENT 5



PROJECT DESCRIPTION & JUSTIFICATION

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SS039-01
Caltrans Maintenance Yard
130 N. 47th Street
San Diego, CA 92102

Prepared for:

City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T

302 State Place
Escondido, CA 92029

(619) 223-1357
Contact: Shelly Kilbourn, Land Use Consultant

June 24, 2008

BACKGROUND

In assessing their network performance and quality, AT&T has concluded that certain areas are experiencing poor coverage as well as call capacity deficiencies. One of those areas is along the I-805 freeway near Imperial Avenue in the Southeaster Community area.

In an effort to respond to these network needs and to ensure customer satisfaction, AT&T is seeking approval from the City of San Diego to install a new wireless communications facility at 130 N. 47th Street, at the Caltrans Maintenance Yard. The proposed facility is primarily designed to improve network coverage quality in the vicinity of the I-805 between Market Street and Palm Avenue and the surrounding areas. The attached radio frequency coverage exhibits illustrate the existing coverage condition as well as the predicted coverage from the proposed facility.

PROJECT DESCRIPTION

The project proposes to locate 12 antennas (3 sectors of 4 antennas each) on a 40 foot monobroadleaf tree at the Caltrans Maintenance yard and office in the Southeastern community. The antennas will be located on the monobroadleaf and will be screened by the branches. The associated equipment will be located inside an equipment shelter adjacent to the office building. The equipment shelter has been designed to match the existing office building and will not be visible from the surrounding properties.

There are no existing wireless facilities on the Caltrans property; however, there are several on the adjacent property. That property was considered, but not pursued because it was over-burdened with existing wireless carriers. The site contains both façade mounted antennas and a monopalm. There were no additional opportunities on that site that would meet AT&T's and the City's objectives.

SITE CHARACTERISTICS

The proposed project is located at 130 N. 47th Street between Imperial Avenue, I-805, and Market Street. The underlying zoning of the proposed site is RM-1-1.

The surrounding land uses are as follows:

North:	Residential
South:	Commercial
East:	Residential
West:	I-805 freeway

SITE SELECTION

The Caltrans site was chosen because it was the most feasible site in the vicinity. Although it is a Preference 2 site, the property and the design of the facility will be less visible than locating a site on the adjacent Preference 1 property with the existing wireless carriers.

PREFERENCE 2 LOCATION

The project site is a Preference 2 location. A Preference 1 location was not chosen, because the adjacent Preference 1 location was not capable of providing adequate coverage within its design limitations. As indicated above, the adjacent site was not pursued because it was over-burdened with existing wireless carriers. The site contains both façade mounted antennas and a monopalm. There were no additional opportunities on that site that would meet AT&T's and the City's objectives. Locating antennas on the low scale of the existing building would not provide adequate signal coverage. The existing monopalm is not collocatable, so a replacement tree would need to be provided. However, with AT&T below the height of the existing Nextel antennas, the site would not provide adequate coverage. AT&T's proposed monobroadleaf at the Caltrans Maintenance yard has been sited so that it will be hidden from most views by the existing trees to the north and northwest. Furthermore, the monobroadleaf at the proposed location will better integrate the antennas than proposing a replacement tree adjacent to the freeway. Therefore, it was determined that a Preference 2 location was preferable in this situation.

We believe the Caltrans Maintenance yard site as designed meets AT&T's needs while also meeting the City's requirements for wireless communications facilities.

SS0039 Coverage

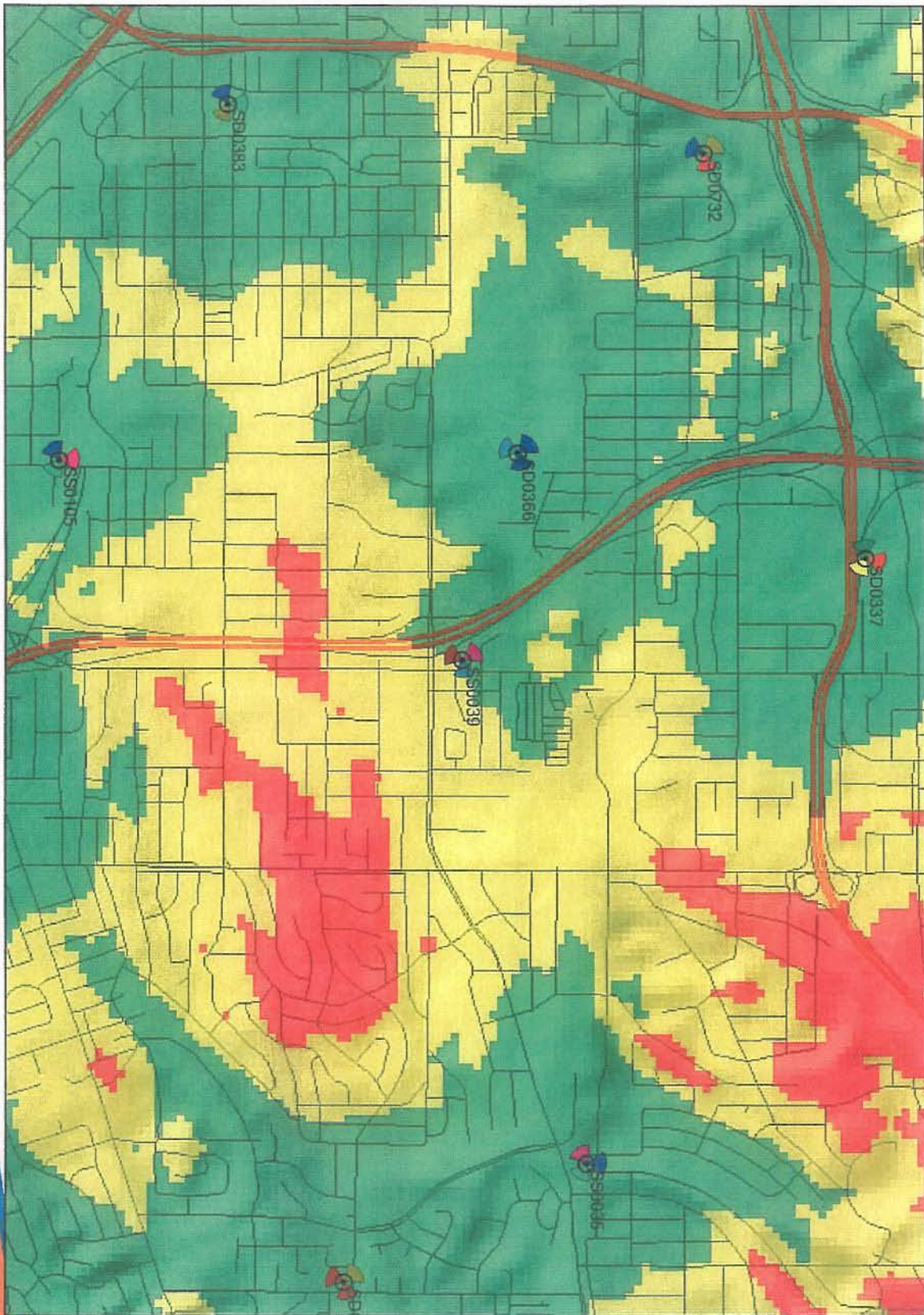
at&t Mobility San Diego



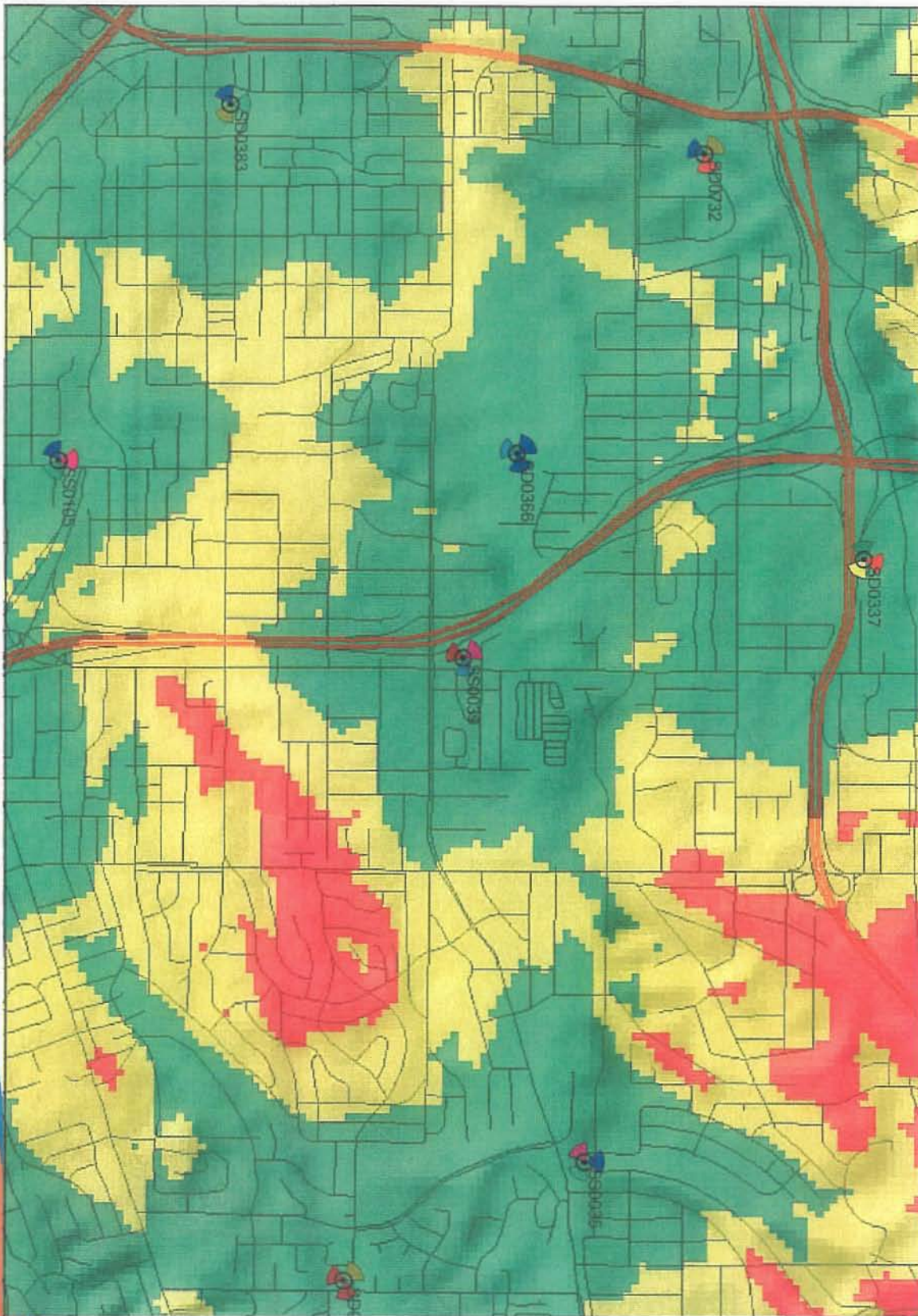
at&t

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Coverage without SS0039



Coverage with SS0039



SS-039-02
Cal Trans Maintenance Yard
 47th Street
 San Diego, CA
 APN: 547-324-13-00



ATTACHMENT

Legend

- Search Ring
- Selected Site



Existing sites within
1 mile radius:

No sites within 1 mile



Alternative Sites:

No alternative sites

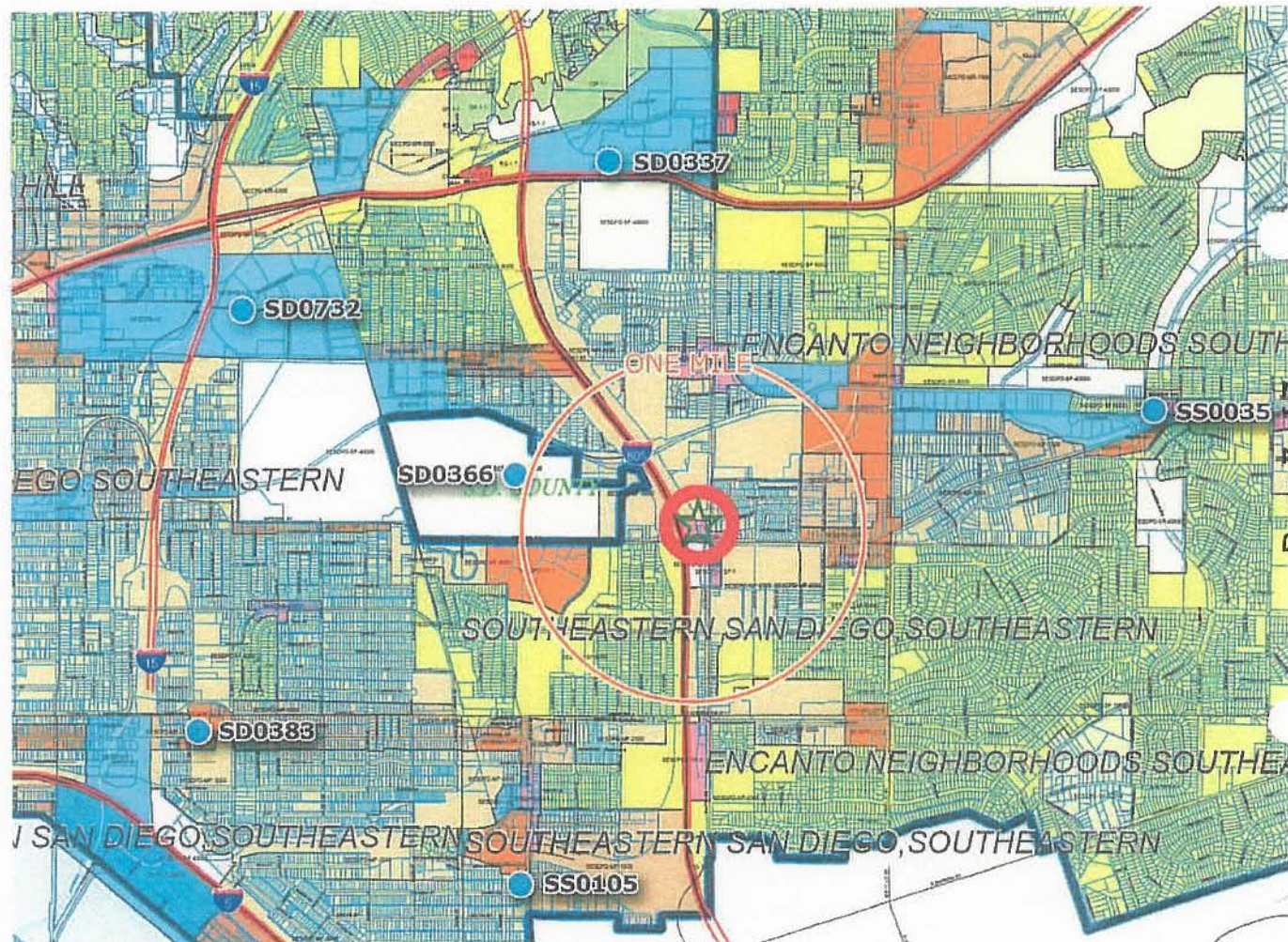
Legend

City of San Diego Boundary
 Community Plan Areas
 Parcels

- | | |
|-----------------|-----------------|
| Form | NAME |
| AR 1-2 | AR 1-2 |
| CC 1-3 | CC 1-3 |
| CC 2-3 | CC 2-3 |
| CC 4-5 | CC 4-5 |
| CC 5-3 | CC 5-3 |
| CH 1-2 | CH 1-2 |
| CO 1-2 | CO 1-2 |
| CR 1-1 | CR 1-1 |
| CUPD-CU-1-1 | CUPD-CU-1-1 |
| CUPD-CU-1-2 | CUPD-CU-1-2 |
| CUPD-CU-3-6 | CUPD-CU-3-6 |
| CUPD-CU-3-7 | CUPD-CU-3-7 |
| CUPD-CU-3-8 | CUPD-CU-3-8 |
| IL 2-1 | IL 2-1 |
| IL 3-1 | IL 3-1 |
| MCCPD-CL-5 | MCCPD-CL-5 |
| MCCPD-MR-1000 | MCCPD-MR-1000 |
| MCCPD-MR-1500 | MCCPD-MR-1500 |
| MCCPD-MR-3000 | MCCPD-MR-3000 |
| MHPD-SUBD-1 | MHPD-SUBD-1 |
| MHPD-SUBD-2 | MHPD-SUBD-2 |
| MHPD-SUBD-3 | MHPD-SUBD-3 |
| OF-1-1 | OF-1-1 |
| OP 2-1 | OP 2-1 |
| OR 1-1 | OR 1-1 |
| RM-1-1 | RM-1-1 |
| RM-1-2 | RM-1-2 |
| RM-1-3 | RM-1-3 |
| RM-2-5 | RM-2-5 |
| RM-4-10 | RM-4-10 |
| RS-1-1 | RS-1-1 |
| RS-1-2 | RS-1-2 |
| SESDPD-CSF-1 | SESDPD-CSF-1 |
| SESDPD-CSF-2 | SESDPD-CSF-2 |
| SESDPD-CSF-3 | SESDPD-CSF-3 |
| SESDPD-CSR-1 | SESDPD-CSR-1 |
| SESDPD-CSR-3 | SESDPD-CSR-3 |
| SESDPD-CT-7 | SESDPD-CT-7 |
| SESDPD-1-1 | SESDPD-1-1 |
| SESDPD-MF-1500 | SESDPD-MF-1500 |
| SESDPD-MF-2000 | SESDPD-MF-2000 |
| SESDPD-MF-2500 | SESDPD-MF-2500 |
| SESDPD-MF-3000 | SESDPD-MF-3000 |
| SESDPD-SF-10000 | SESDPD-SF-10000 |
| SESDPD-SF-15000 | SESDPD-SF-15000 |
| SESDPD-SF-20000 | SESDPD-SF-20000 |
| SESDPD-SF-30000 | SESDPD-SF-30000 |
| SESDPD-SF-5000 | SESDPD-SF-5000 |
| SESDPD-SF-6000 | SESDPD-SF-6000 |

Surrounding sites:

SD0337 Hwy 94805 - 4600 Airway, San Diego, CA 92102
 SD0366 Greenwood - I-805 at Imperial, San Diego, CA 92102
 SD0383 Division - 3534 National Avenue, San Diego, CA 92113
 SD0732 Ash & Bridgeview - 995 Gateway Center Way, San Diego, CA 92102
 SS0035 Nutter Appliance - 5625 Imperial Avenue, San Diego, CA 92114
 SS0105 Southcrest Plaza - 1490 43rd Street, San Diego, CA 92113



City of San Diego
Development Services Department

A



GRID TILE: 11,12,
 14 & 15
 GRID SCALE: 800

DATE: 6/10/2006 11:12:34 AM



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SS0039

AT&T – Cal Trans Imperial Maintenance
Cereza Street & 47th Street
San Diego, CA 91911

Prepared for:

City of San Diego
Development Services
1222 1st Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Land Use Consultant
(619) 208-4685

June 23, 2008

Site Photographs for CalTrans Maintenance
SS-039-01



Looking at the East View of the Proposed Monopine Location

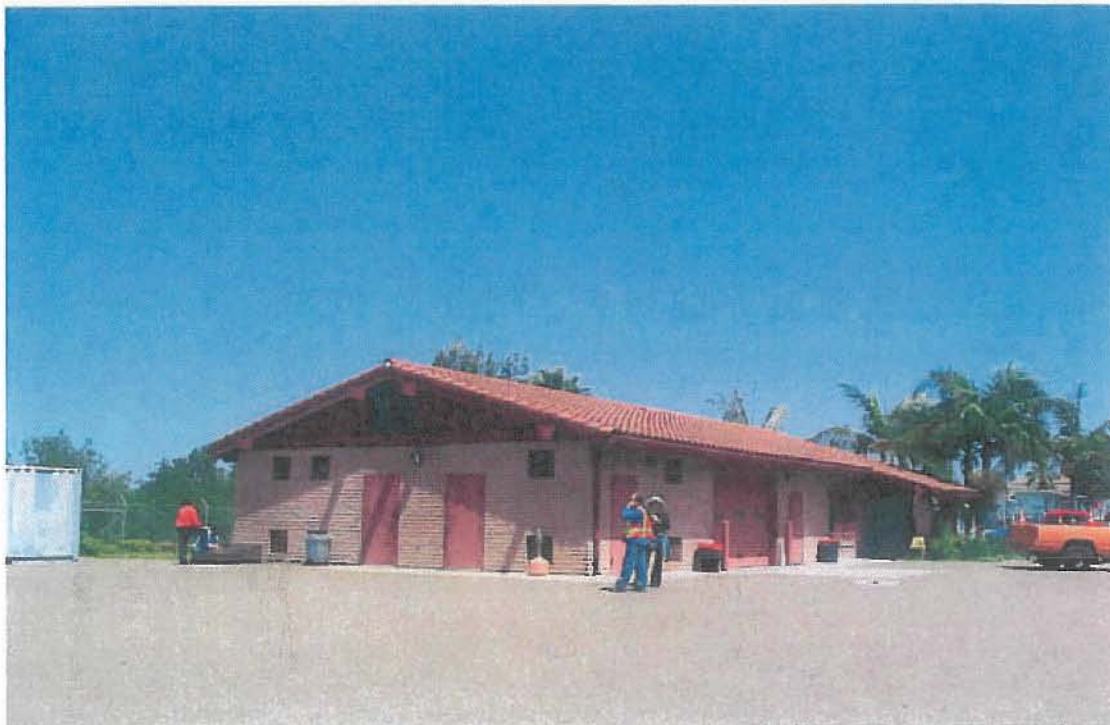


Looking at the South View of the Proposed Monopine Location

Site Photographs for CalTrans Maintenance
SS-039-01



Looking at the East View of the Proposed Monopine Location and Equipment



Looking at the West View of the Proposed Monopine Location

**Site Photographs for CalTrans Maintenance
SS-039-01**



Looking to the West from the Project Site



Looking to the North from the Project Site

Site Photographs for CalTrans Maintenance
SS-039-01



Looking to the East from the Project Site



Looking to the South from the Project Site

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23431238

CONDITIONAL USE PERMIT NO. 715007
SITE DEVELOPMENT PERMIT NO. 715008
PLANNED DEVELOPMENT PERMIT NO. 715009
AT&T CALTRANS YARD N. 47TH ST.
PLANNING COMMISSION
DRAFT

This **CONDITIONAL USE PERMIT (CUP) NO. 715007**, **SITE DEVELOPMENT PERMIT (SDP) NO. 715008** and **PLANNED DEVELOPMENT PERMIT (PDP) NO. 715009** is granted by the **Planning Commission** of the City of San Diego to the **STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 144 47th Street in the SESDPD-MF-3000 zone of the Southeastern San Diego Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 11043, together with portions of Lots 26 and 27 of Map No. 1390 in the City of San Diego, County of San Diego, State of California, and recorded in the Office of the County Recorder of said county.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct and operate a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 4, 2010, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel-type antennas mounted on a new 40-foot tall faux pine tree ("monopine"). Equipment associated with the antennas will be located within a shelter, designed to match the existing maintenance buildings on-site. The 40-foot high monopine deviates from the 30' height limit and is permitted with the processing of this Planned Development Permit;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. This CUP, SDP, and PDP and corresponding use of this site shall **expire on February 4, 2020**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
6. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new CUP, SDP, and PDP application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance actions, which may include penalties and fines.

7. Under no circumstances, does approval of this permit authorize AT&T Mobility or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect

to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

16. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any construction permits for buildings, the Permittee/Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a activation of WCF or a Final Landscape Inspection.

20. Prior to issuance of any Certificate of Occupancy and activation of WCF, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required

landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

PLANNING/DESIGN REQUIREMENTS:

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

22. Prior to the issuance of a building permit, the Permittee shall provide certification providing evidence that the cumulative measurements of radio frequency power densities for all antennas installed on the premises and adjacent property comply with federal standards.

23. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

24. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

25. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

26. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

27. "Dog house" structures are not permitted. Cables shall be routed underground and internally within the monopine. Antennas shall be "backfed."

28. Prior to building permit issuance, faux pine tree specifications shall be submitted for review and approval by the Development Services Department. The details shall include:

- a. Official manufacturer specifications and photos
- b. Distance the branches extend from the antenna face – 24 inches required
- c. Branch count
- d. Overall branch density (minimum 3.5-4 per ft., measured from start of branches to top of tree)
- e. Beginning branch height – 15 feet
- f. Overall tree height and overall pole height
- g. Materials
- h. Cabling of the antenna (no overhead cabling)
- i. Sock details

- j. Color specifications
- k. Leaf detail (proposed leaf should be similar to surrounding mature or proposed tree species)
- l. Type of brackets

INFORMATION ONLY:

- ☐ Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- ☐ This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on February 4, 2010 by Resolution No. PC-XXXX.

ATTACHMENT 8

Permit Type/PTS Approval No.: CUP/715007
SDP/715008
and PDP/715009
Date of Approval: 2/4/2010

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

STATE OF CALIFORNIA
DEPT. OF TRANSPORTATION
Owner

By _____
Owner

AT&T MOBILITY
Permittee

By _____
Kevin McGee
Deployment Manager

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 715007
SITE DEVELOPMENT PERMIT NO. 715008
PLANNED DEVELOPMENT PERMIT NO. 715009
AT&T CALTRANS YARD N. 47TH ST.
DRAFT

WHEREAS, the STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 715007, 715008, and 715009);

WHEREAS, the project site is located at 144 47th Street in the SESDPD-MF-3000 zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 11043, together with portions of Lots 26 and 27 of Map No. 1390 in the City of San Diego, County of San Diego, State of California, and recorded in the Office of the County Recorder of said county;

WHEREAS, on February 4, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 715007, Site Development Permit No. 715008, and Planned Development Permit No. 715009 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 4, 2010.

FINDINGS:

Conditional Use Permit - Section 126.0305

- 1. The proposed development will not adversely affect the applicable land use plan;**

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be mounted on a faux pine tree, referred to as a "monopine." The monopine will be designed to integrate the antennas with the branches to camouflage the facility with other vegetation, proposed and existing on site.

Equipment associated with the antennas will be located within an equipment shelter designed to resemble existing Caltrans buildings on the premises. Trees will be added along the public right-of-way and near the monopine to improve views of the facility and provide additional integration of the faux tree. Based on the design of this WCF, this project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF’s be minimally visible through a variety of design techniques. In this case, the antennas are proposed to be mounted on a monopine. Antenna “socks” will cover the antennas and allow needles to be attached to the antennas to aid in screening. Branches will be required to extend a minimum of 2-feet from the face of the antennas and a minimum of 3.5-4 branches per foot shall be provided on the monopine. This will allow the antennas to blend in with the surroundings and appear as a natural part of the monopine. The associated equipment is located within a new equipment shelter designed to match existing Caltrans maintenance buildings on site. The existing use of the property is a non-residential use in a residential zone with antennas located less than 100’ from the property line of a residential use, which requires a Conditional Use Permit. The project does propose to deviate from the 30 foot height limit which is being processed with the approval of a Planned Development Permit. Therefore, this project complies with the applicable regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

Typically, the City of San Diego’s first preference is that WCF’s be located on property containing a non-residential use in a non-residential zone. In this case, the WCF is proposed on a property containing a non-residential use in a residential zone. This is more preferable than if the facility was proposed on a property with a residential use. The property affords room for the monopine structure and equipment shelter and for additional tree planting to be provided to screen and integrate the facility. Based on the camouflaging of the antennas and associated equipment

and the carrier's coverage and height requirements, this facility is appropriate at the proposed location.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be mounted on a faux pine tree, referred to as a "monopine." The monopine will be designed to integrate the antennas with the branches to camouflage the facility with other vegetation, proposed and existing on site. Equipment associated with the antennas will be located within an equipment shelter designed to resemble existing Caltrans buildings on the premises. Trees will be added along the public right-of-way and near the monopine to improve views of the facility and provide additional integration of the faux tree. Based on the design of this WCF, this project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF's be minimally visible through a variety of design techniques. In this case, the antennas are proposed to be mounted on a monopine. Antenna "socks" will cover the antennas and allow needles to be attached to the antennas to aid in screening. Branches will be required to extend a minimum of 2-feet from the face of the antennas and a minimum of 3.5-4 branches per foot shall

be provided on the monopine. This will allow the antennas to blend in with the surroundings and appear part of the monopine. The associated equipment is located within a new equipment shelter designed to match existing Caltrans maintenance buildings on site. The existing use of the property is a non-residential use in a residential zone with antennas located less than 100' from the property line of a residential use, which requires a Conditional Use Permit. The project does propose to deviate from the 30 foot height limit which is being processed with the approval of a Planned Development Permit. Therefore, this project complies with the applicable regulations of the Land Development Code.

B. Findings for the Southeastern San Diego Planned District Ordinance

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be mounted on a faux pine tree, referred to as a "monopine." The monopine will be designed to integrate the antennas with the branches to camouflage the facility with other vegetation, proposed and existing on site. Equipment associated with the antennas will be located within an equipment shelter designed to resemble existing Caltrans buildings on the premises. Trees will be added along the public right-of-way and near the monopine to improve views of the facility and provide additional integration of the faux tree. Based on the design of this WCF, this project will not adversely affect the applicable land use plan.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;

The proposed monopine and associated equipment shelter will be compatible with the existing and planned land uses. The existing use of the property functions as a Caltrans maintenance yard. The property is designated as Neighborhood Commercial in the Community Plan. If the Caltrans maintenance yard was to be decommissioned at some point and redeveloped as a commercial use, the monopine would still be compatible with the proposed use. Monopines are commonly situated adjacent to commercial uses. There is a slope between the WCF and the adjacent residential use, and it is unlikely that this portion of the Caltrans property would be utilized as a residential use, even though it is allowed by the zone. Architectural harmony has been achieved with the design of the equipment enclosure by designing the building to match the design of the existing maintenance building on site. The project proposes street trees along 47th St. and additional trees on-site that will act to integrate and screen the proposed monopine.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and**

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

- 4. The proposed use will comply with the relevant regulations of the Municipal Code.**

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF’s be minimally visible through a variety of design techniques. In this case, the antennas are proposed to be mounted on a monopine. Antenna “socks” will cover the antennas and allow needles to be attached to the antennas to aid in screening. Branches will be required to extend a minimum of 2-feet from the face of the antennas and a minimum of 3.5-4 branches per foot shall be provided on the monopine. This will allow the antennas to blend in with the surroundings and appear part of the monopine. The associated equipment is located within a new equipment shelter designed to match existing Caltrans maintenance buildings on site. The existing use of the property is a non-residential use in a residential zone with antennas located less than 100’ from the property line of a residential use, which requires a Conditional Use Permit. The project does propose to deviate from the 30 foot height limit which is being processed with the approval of a Planned Development Permit. Therefore, this project complies with the applicable regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan;**

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be mounted on a faux pine tree, referred to as a “monopine.” The monopine will be designed to integrate the antennas with the branches to camouflage the facility with other vegetation, proposed and existing on site. Equipment associated with the antennas will be located within an equipment shelter designed to

resemble existing Caltrans buildings on the premises. Trees will be added along the public right-of-way and near the monopine to improve views of the facility and provide additional integration of the faux tree. Based on the design of this WCF, this project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. In addition, since this facility is located on a building with residential use, a condition has been added to the permit to also require an “on-air” radio frequency study to demonstrate compliance once the facility has been activated. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the regulations of the Land Development Code;

This development complies with all applicable regulations of the Land Development Code, except for the 30 foot height limit of the SESDPD-MF-3000 zone. This project proposes to deviate 10 feet from the height limit for a total monopine height of 40 feet. The Planned Development Permit allows for certain deviations from regulations, such as height, if certain findings can be made.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The facility provides these wireless services in a way that is aesthetically pleasing and blends in with the residential and commercial context that surrounds it. Therefore, this development will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

This project proposes to deviate 10 feet from the height limit of 30 feet for the SESDPD-MF-3000 zone. This will result in a 40-foot tall monopine. If this project was designed in strict conformance with the regulations, additional antenna facilities may be necessary to meet the same coverage objectives that the currently proposed faux tree achieves. Therefore, the monopine at this height is appropriate at this location and results in a more desirable project than if it was designed in strict conformance with the development regulations for the SESDPD-MF-3000 zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 715007, SITE DEVELOPMENT PERMIT NO. 715008, and PLANNED DEVELOPMENT PERMIT NO. 715009 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 715007, 715008, and 715009, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: February 4, 2010

Job Order No. 23431238



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title

Project No. For City Use Only

SS039-02

Project Address:

47th & Imperial

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

2878 Camino del Rio South, Ste#500

City/State/Zip:

Phone No:

(619) 688-3351

Fax No:

(619) 688-2570

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

This information is available in alternative formats for persons with disabilities.
Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-318 (5-05)

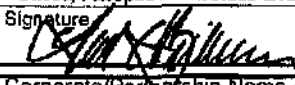
Project Title: SS039-02	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation (☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print): State of California Department of Transportation <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: 2878 Camino del Rio South, Ste#500 City/State/Zip: San Diego, CA 92108 Phone No: (619) 688-3351 Fax No: (619) 688-2570 Name of Corporate Officer/Partner (type or print): Fred C. Birchmore Title (type or print): Chief, Airspace Wireless Branch Signature:  Date: 9/12/05 <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____
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Randall L. Stephenson, 48 ⁽⁴⁾

Chairman of the Board,
Chief Executive Officer
and President
AT&T Inc.

Dallas, Texas

Director since June 2005

Background: Telecommunications

Gilbert F. Amelio, Ph.D., 66 ^(4,5,7)

Lead Director

Senior Partner

Sienna Ventures

Director since February 2001

Advisory Director 1997–2001

Pacific Telesis Director 1995–1997

Background: Technology, electronics engineering

William F. Aldinger III, 61 ^(1,6)

Retired Chairman and
Chief Executive Officer

Capmark Financial Group Inc.

Director since November 2005

AT&T Corp. Director 2003–2005

Background: Financial services

Reuben V. Anderson, 66 ^(4,5,7)

Senior Partner

Phelps Dunbar, LLP

Director since December 2006

BellSouth Corporation

Director 1994–2006

Background: Law

James H. Blanchard, 67 ^(2,4,6)

Retired Chairman of the Board
and Chief Executive Officer

Synovus Financial Corp.

Director since December 2006

BellSouth Corporation Director 1994–2006

BellSouth Telecommunications Director 1988–1994

Background: Financial services

August A. Busch III, 71 ^(2,3,4)

Retired Chairman of the Board
Anheuser-Busch Companies, Inc.

Director since October 1983

Southwestern Bell Telephone

Director 1980–1983

Background: Brewing, family entertainment,
manufacturer of aluminum beverage containers

Jaime Chicó Pardo, 59 ⁽³⁾

Chairman of the Board

Teléfonos de México, S.A.B. de C.V.

Director since September 2008

Background: Telecommunications

James P. Kelly, 65 ^(1,3)

Retired Chairman of the Board and
Chief Executive Officer

United Parcel Service, Inc.

Director since December 2006

BellSouth Corporation Director 2000–2006

Background: Air delivery and freight services

Jon C. Madonna, 65 ^(1,2,4)

Retired Chairman and
Chief Executive Officer

KPMG

Director since November 2005

AT&T Corp. Director 2002–2005

Background: Public accounting

Lynn M. Martin, 69 ^(1,5)

President

The Martin Hall Group, LLC

Director since October 1999

Ameritech Director 1993–1999

Background: Consulting, former

Congresswoman and Secretary of Labor

John B. McCoy, 65 ^(3,4,5)

Retired Chairman and
Chief Executive Officer

Bank One Corporation

Director since October 1999

Ameritech Director 1991–1999

Background: Banking

Mary S. Metz, Ph.D., 71 ^(3,7)

Chair Emerita of the Board of Trustees

American Conservatory Theater

Director since April 1997

Pacific Telesis Director 1986–1997

Background: Education, administration

Joyce M. Roché, 61 ^(3,7)

President and

Chief Executive Officer

Girls Incorporated

Director since October 1998

Southern New England Telecommunications

Director 1997–1998

Background: Marketing

Dr. Laura D'Andrea Tyson, 61 ^(2,5)

S. K. and Angela Chan Professor
of Global Management

Walter A. Haas School of Business

University of California at Berkeley

Director since October 1999

Ameritech Director 1997–1999

Background: Economics, education

Patricia P. Upton, 70 ^(6,7)

President and

Chief Executive Officer

Aromatique, Inc.

Director since June 1993

Background: Manufacturing and
marketing of decorative fragrances

Committees of the Board:

- (1) Audit
- (2) Corporate Development
- (3) Corporate Governance and Nominating
- (4) Executive
- (5) Finance/Pension
- (6) Human Resources
- (7) Public Policy

Randall Stephenson, 48
Chairman of the Board,
Chief Executive Officer and President

Cathy Coughlin, 51
Senior Executive Vice President
and Global Marketing Officer

Ron Spears, 60
President and Chief Executive Officer,
AT&T Business Solutions

Bill Blase Jr., 53
Senior Executive Vice President-
Human Resources

Ralph de la Vega, 57
President and Chief Executive Officer,
AT&T Mobility and Consumer Markets

John Stankey, 46
President and Chief Executive Officer,
AT&T Operations, Inc.

Jim Callaway, 62
Senior Executive Vice President-
Executive Operations

Rick Lindner, 54
Senior Executive Vice President
and Chief Financial Officer

Wayne Watts, 55
Senior Executive Vice President
and General Counsel

Jim Cicconi, 56
Senior Executive Vice President-External
and Legislative Affairs, AT&T Services, Inc.

Forrest Miller, 56
Group President-Corporate Strategy
and Development

Ray Wilkins Jr., 57
Chief Executive Officer-AT&T Diversified
Businesses

DEVELOPMENT SERVICES
Project Chronology
 AT&T – Caltrans Yard N. 47th St. – Project No. 160003

Date	Action	Description	City Review Time	Applicant Response
7/2/2008	First Submittal	Project Deemed Complete		
8/8/2008	First Assessment Letter		37	
9/24/2008	Second Submittal			47
10/16/2008	Second Assessment Letter		22	
6/30/2009	Third Submittal			257
7/22/2009	Third Assessment Letter		22	
10/7/2009	Fourth Submittal			77
10/30/2009	Fourth Assessment Letter		23	
12/7/2009	Fifth Submittal			38
12/24/2009	All Issues Resolved		17	
2/4/2010	Public Hearing – Planning Commission		42	
TOTAL STAFF TIME			163	
TOTAL APPLICANT TIME				419
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	582 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 21, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	February 4, 2010
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, SITE DEVELOPMENT PERMIT, AND PLANNED DEVELOPMENT PERMIT
PROJECT NUMBER:	160003
PROJECT NAME:	<u>AT&T CALTRANS YARD N. 47TH ST.</u>
APPLICANT:	Kerrigan Diehl, PlanCom, Inc., agents for AT&T Mobility
COMMUNITY PLAN AREA:	Encanto Neighborhoods
COUNCIL DISTRICT:	District 4
CITY PROJECT MANAGER:	Alex Hempton, Associate Planner
PHONE NUMBER:	(619) 446-5349

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a new 40-foot high faux pine tree ("monopine") supporting 12 (twelve) panel antennas and a shelter containing equipment associated with the antennas. The project is located at 144 47th St. on the Caltrans maintenance yard property.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public

ATTACHMENT 12

hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on December 16, 2009 and the opportunity to appeal that determination ended January 20, 2010.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No. 23431238

Revised 12/5/08 RH



at&t

SS-039-02
CALTRANS IMPERIAL MAINTENANCE

130 'A' N. 47TH ST.
SAN DIEGO, CA 91911



DI DONATO ASSOCIATES
ARCHITECTURE • GRAPHICS
3839 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.288.4210 • 619.288.4250 FAX • DDANAL@AOL.COM

- DRIVING DIRECTIONS FROM AT&T WIRELESS OFFICE:
- TAKE I-805 SOUTH FROM SORRENTO VALLEY ROAD
 - TAKE IMPERIAL AVE. EXIT
 - TURN LEFT ON IMPERIAL AVE.
 - TURN LEFT ON 47TH ST.
 - CONTINUE ON 47TH ST. TO WHERE SITE IS LOCATED



THOMAS BROTHER'S MAP #1289-J4

PROJECT APPLICANT:
AT&T WIRELESS
6925 LUSK BLVD.
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:
ROBERT MEDINA
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
760.815.6669 PHONE

PLANNING REPRESENTATIVE:
SHELLEY KILBOURN
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
619.208.4885 PHONE

SITE ACQUISITION:
CATHY STRITTMATTER
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
858.228.2659 PHONE

R.F. ENGINEERING REPRESENTATIVE:
AT&T WIRELESS
6925 LUSK BLVD.
SAN DIEGO, CA 92121
PHONE

PROPERTY OWNER:
STATE OF CALIFORNIA / CALTRANS
P.O. BOX 85408 MS54
SAN DIEGO, CA 92108
SITE CONTACT: BOB ELLSWORTH
619.688.3178

ARCHITECT:
DI DONATO ASSOCIATES
3839 FIRST AVE. SUITE 100
SAN DIEGO, CA 92103
619.288.4210 PHONE
619.288.4250 FAX
ddemail@aol.com

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF (12) TWELVE ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T WIRELESS TELECOMMUNICATIONS NETWORK. NO OTHER WIRELESS CARRIERS ARE PRESENT AT THIS SITE.

A TOTAL OF (12) TWELVE ANTENNAS ARE TO BE MOUNTED ON A PROPOSED 40' HIGH MONOPINE. THE EQUIPMENT CABINETS, AT GROUND LEVEL, ARE TO BE LOCATED INSIDE A PROPOSED 12'X20' EQUIPMENT SHELTER.

THE FACILITY WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COUNTY AND SURROUNDING CITIES BY PROVIDING MORE RELIABLE CELLULAR COMMUNICATION AT THIS LOCATION. PREVIOUSLY APPROVED EQUIPMENT TO REMAIN AS IS.

SITE ADDRESS:
130 'A' N. 47TH ST.
SAN DIEGO, CA 91911

ASSESSOR'S PARCEL NUMBER:
N/A

LATITUDE:
32°42'18.87" N

LONGITUDE:
117°05'38.9" W

TOTAL SITE AREA:
22,689 SQF.

EXISTING FLOOR AREA:
APPROX. 2,300 SQF.

PROPOSED PROJECT AREA:
APPROX. 240 SQF.

EXISTING TYPE OF CONSTRUCTION:
TYPE V-N

EXISTING TYPE AT SHELTER:
TYPE V-N

LAND USE PERMIT:
NEIGHBORHOOD USE PERMIT

JURISDICTION:
CITY OF SAN DIEGO

EXISTING ZONING:
N/A

CURRENT USE:
MAINTENANCE GARAGE

EXISTING OCCUPANCY:
S-3

PROPOSED OCCUPANCY:
S-2 AT EQUIPMENT SHELTER

WATER/SEWAGE:
NOT APPLICABLE

UTILITIES:

ELECTRICAL: SDG&E

TELEPHONE: AT&T

FIRE DEPT.: CITY OF SAN DIEGO

EXISTING CARRIERS:
NONE ON PROPERTY

OVERLAYS:
NONE

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, 2007 EDITION
- CALIFORNIA PLUMBING CODE, 2007 EDITION
- CALIFORNIA MECHANICAL CODE, 2007 EDITION
- CALIFORNIA ELECTRICAL CODE, 2007 EDITION
- CALIFORNIA FIRE CODE, 2007 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

T01	TITLE SHEET
Z01	SITE PLAN
Z02	AREA PLAN
Z03	ELEVATIONS
Z04	ELEVATIONS
Z05	DETAILS
L01	LANDSCAPE PLAN

VICINITY MAP

(PENDING RECEIPT OF TITLE REPORT)

PARCEL 1 OF PARCEL MAP NO. 11043, TOGETHER WITH PORTIONS OF LOTS 28 AND 27 OF MAP NO. 13960, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

CONTACTS

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

PROJECT INFORMATION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

- CBC SECTION 1008-BUILDING ACCESSIBILITY
- CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

ADA COMPLIANCE

SHEET INDEX

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
AT&T REPRESENTATIVE	
LANDLORD	
DM-EB11	

APPROVALS

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-08-05	BAC	ISSUE FOR REVIEW
07-28-05	BAC	FINALS FOR SUBMITTAL
10-14-05	JEL	REVISED FINALS
11-23-05	JEL	REVISED FINALS PER CALTRANS COMMENTS
02-27-06	JEL	REVISED PER CITY COMMENTS
05-08-06	JEL	REVISED PER CITY COMMENTS
10-18-06	MLB	ISSUE FOR REVIEW
06-28-06	BDH	REVISED POLE HEIGHT
08-12-06	KMC	REVISED PER CITY COMMENTS
09-21-06	KMC	REVISED LANDSCAPE AND POLE TYPE

SHEET INFORMATION

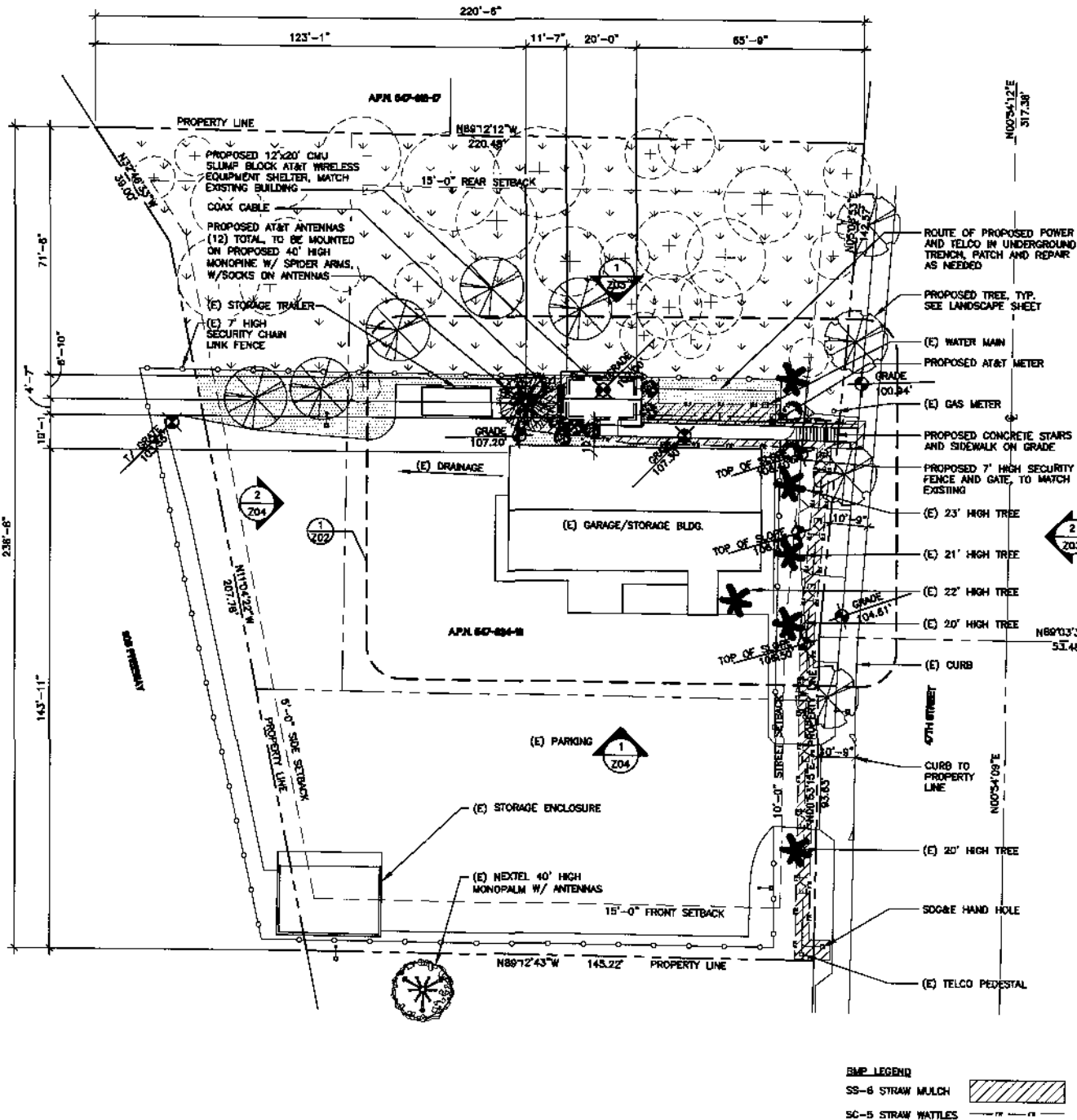
DI DONATO ASSOCIATES
ARCHITECTURE • GRAPHICS

T01
TITLE PAGE

SS-039-02

0901.34

PLOT SCALE 1:1 (24x36" D SIZE)



Certificate
for Telecommunication Projects
for Post Construction BMPs

I/we the undersigned as owner(s) of the telecommunication equipment located at
or on the property described as
130 "A" N. 47TH ST., SAN DIEGO, CA 91911
Address, location or legal description)

understand that in accordance with the San Diego Municipal Code, Land
Development Manual - Storm Water Standards, this project is required to "Identify
Pollutants from the Project Area" and incorporate "Site Design" and "Source
Control" BMPs.

I/we certify to the best of my knowledge, that the pollutants anticipated by the
proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/we will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize the impervious foot print
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain runoff into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shadow devices and flow reducers

I/we will maintain the above Standard Permanent BMPs in perpetuity.

Company Name
Agua V. Thompson Title Principal & Construction Mgr.
(Print Name)
Agua V. Thompson Date March 25, 2004
(Signature)

- NOTES:
1. NO KNOWN EASEMENTS GOING THROUGH SITE
 2. NO EXISTING CARRIERS
 3. SETBACKS:
FRONT - 15'
REAR - 15'
SIDE - 5'
STREET SIDE - 10'

GRADING TABULATION:

AMOUNT OF CUT:	56.23 CUBIC YARDS
MAXIMUM DEPTH OF CUT:	25 FEET AT CAISSON, 2 FEET AT FOOTINGS, 4 FEET AT UTILITY TRENCH
AMOUNT OF FILL:	0 CUBIC YARDS
MAXIMUM DEPTH OF FILL:	0 FEET
MAXIMUM HEIGHT OF FILL SLOPE:	0 FEET
MAXIMUM HEIGHT OF CUT SLOPE:	0 FEET
AMOUNT OF EXPORT:	56.23 CUBIC YARDS

PROJECT NAME
SS-039-02 CALTRANS IMPERIAL MAINTENANCE
130 "A" N. 47TH STREET, SAN DIEGO, CA 91911

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-04-03	BNA	ISSUE FOR REVIEW
07-25-03	BNA	REVISED FINALS
10-14-03	JEL	REVISED FINALS PER CALTRANS COMMENTS
11-23-03	JEL	REVISED FINALS PER CITY COMMENTS
02-27-04	JEL	REVISED PER CITY COMMENTS
03-08-04	JEL	REVISED PER CITY COMMENTS
10-18-04	MJB	ISSUE FOR REVIEW
08-25-04	BNA	REVISED POLE HEIGHT
09-12-04	NAC	REVISED PER CITY COMMENTS
09-21-04	NAC	REVISED LANDSCAPE AND POLE TYPE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

0501.34
PLOT SCALE 1:1 (24x36 1/2 SIZE)

SHEET INFORMATION

Z02

AREA PLAN

0501.34
LOT SCALE 1 : 1 (24x38 "D" SIZE)





DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3535 FIRST AVENUE, SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250 FAX • DDMAIL@AOL.COM

PROJECT NAME

S-039-02
CALTRANS IMPERIAL MAINTENANCE
130 " N. 47TH STREET, SAN DIEGO, CA 91911



ISSUES REVISIONS

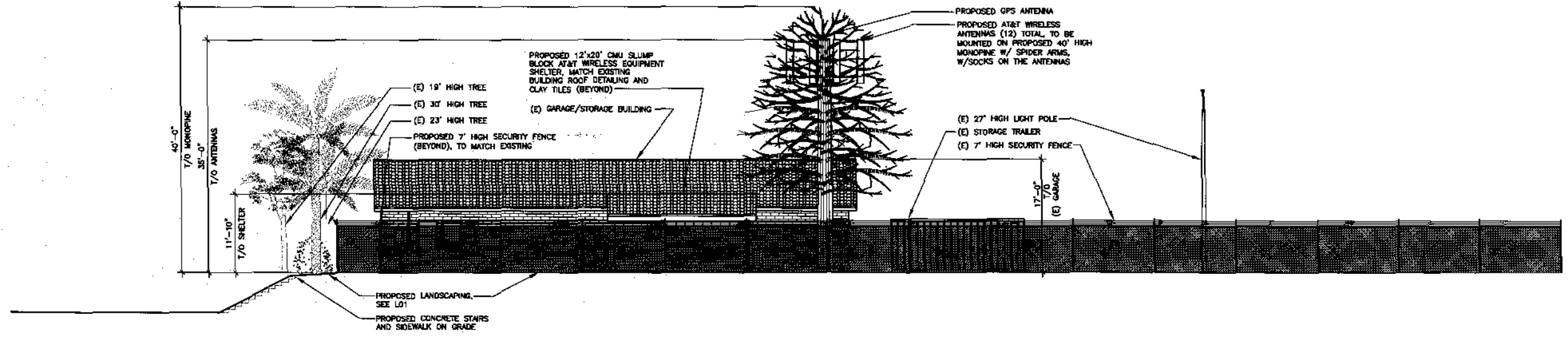
DATE	BY	ISSUE DESCRIPTION
09-06-03	BAK	ISSUE FOR REVIEW
07-25-03	BAK	REVISED PER CITY COMMENTS
10-14-03	JEL	REVISED PER CITY COMMENTS
11-23-03	JEL	REVISED PER CITY COMMENTS
02-27-04	JEL	REVISED PER CITY COMMENTS
03-09-04	JEL	REVISED PER CITY COMMENTS
10-18-04	MLB	ISSUE FOR REVIEW
08-25-04	BKH	REVISED PER CITY COMMENTS
09-12-04	KMC	REVISED PER CITY COMMENTS
09-21-04	KMC	REVISED PER CITY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

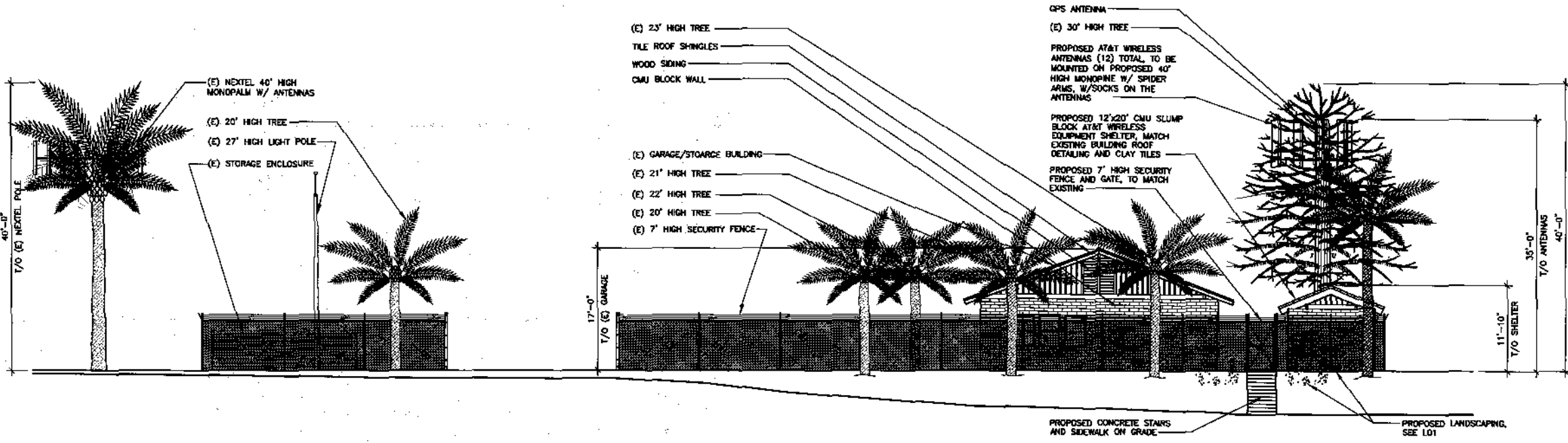
Z03
ELEVATIONS

0901-34
PLOT SCALE 1:1 (24x36" TO SIZE)



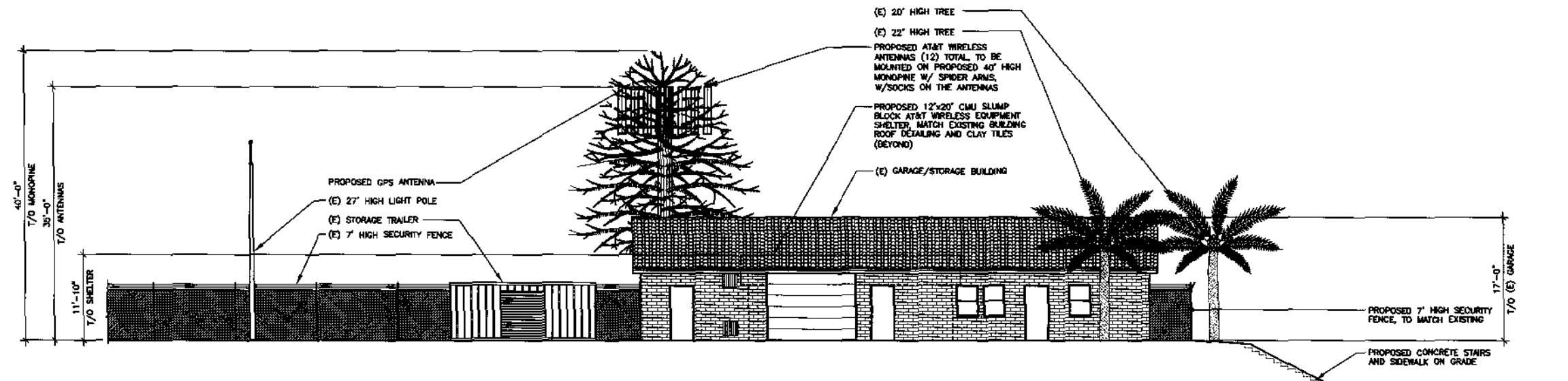
NORTH ELEVATION
1/8"=1'-0"

1



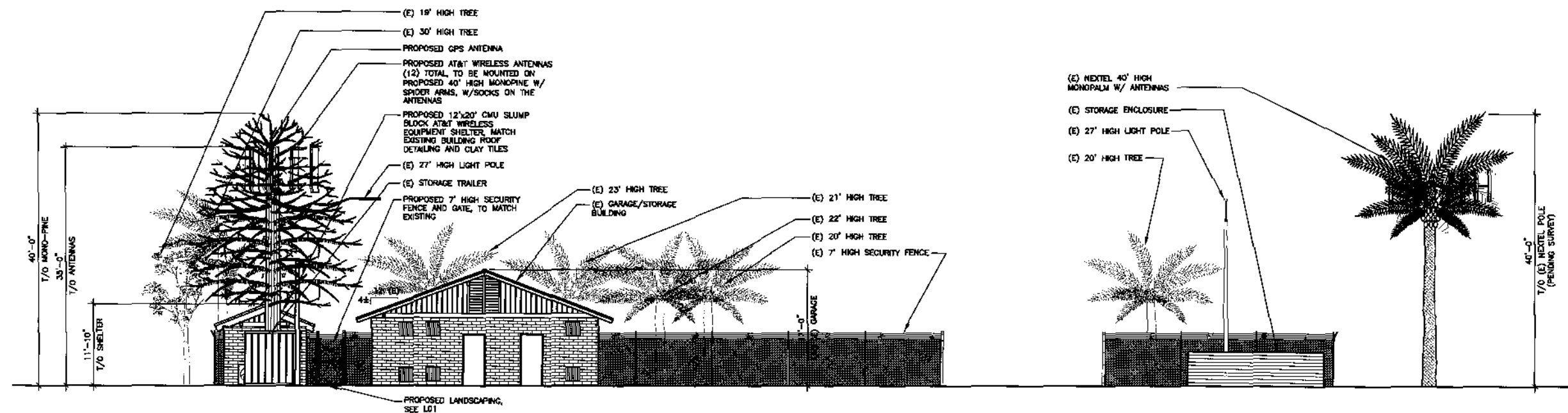
EAST ELEVATION
1/8"=1'-0"

2



SOUTH ELEVATION
1/8"=1'-0"

1



WEST ELEVATION
1/8"=1'-0"

2



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3538 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.298.4210 - 619.298.4250 FAX - DDONATO@GOL.COM

PROJECT NAME

SS-039-02
CALTRANS IMPERIAL MAINTENANCE
130 "A" N. 47TH STREET, SAN DIEGO, CA 92111



ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-08-05	BAK	ISSUE FOR REVIEW
07-25-05	BAK	FINALS FOR SUBMITTAL
10-14-05	JEL	REVISED FINALS
11-23-05	JEL	REVISED FINALS PER CALTRANS COMMENTS
02-27-06	JEL	REVISED PER CITY COMMENTS
05-08-06	JEL	REVISED PER CITY COMMENTS
10-18-06	MLB	ISSUE FOR REVIEW
06-25-08	BOM	REVISED POLE HEIGHT
09-12-08	KMC	REVISED PER CITY COMMENTS
09-21-09	KMC	REVISED LANDSCAPE AND POLE TYPE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z04
ELEVATIONS

0901.34
PLOT SCALE 1:1 (24x36 "D" SIZE)



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE, SUITE 100 SAN DIEGO, CA 92103
619.296.0210 • 619.296.1200 FAX • DDONATO@AUGD.COM

PROJECT NAME



SS-039-02
CALTRANS IMPERIAL MAINTENANCE
150' X 4' N. 47TH STREET, SAN DIEGO, CA 92111

ISSUES REVISIONS

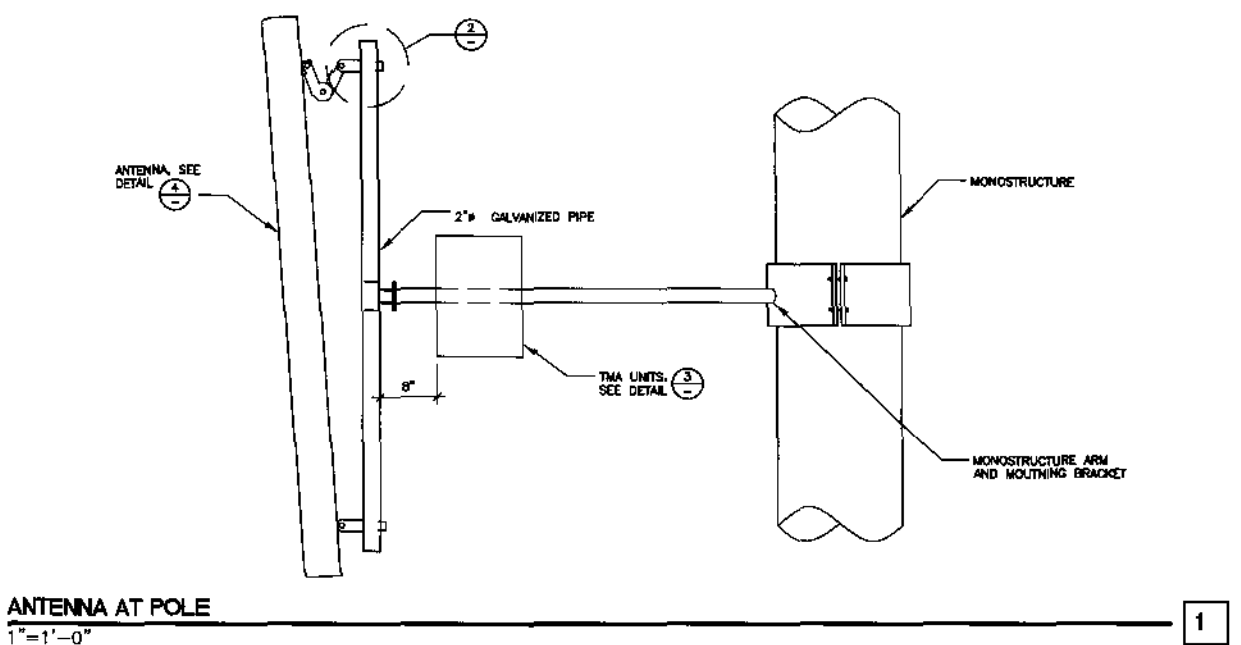
DATE	BY	ISSUE DESCRIPTION
06-06-05	BAK	ISSUE FOR REVIEW
07-26-05	BAK	FINAL FOR SUBMITTAL
10-14-05	JEL	REVISED FINALS
11-23-05	JEL	REVISED FINALS PER CALTRANS COMMENTS
02-27-06	JEL	REVISED FINALS PER CITY COMMENTS
05-08-06	JEL	REVISED PER CITY COMMENTS
10-18-06	MLB	ISSUE FOR REVIEW
06-23-08	BDH	REVISED POLE HEIGHT
09-12-08	KMC	REVISED PER CITY COMMENTS
09-21-09	KMC	REVISED LANDSCAPE AND POLE TYPE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

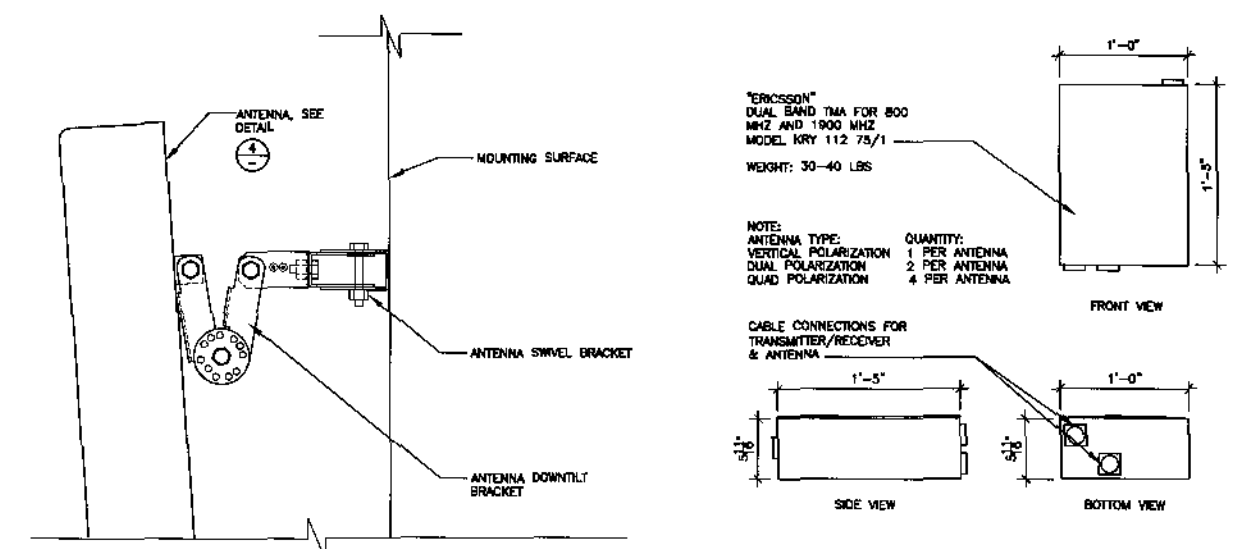
Z05
ELEVATIONS

0501.34
PLOT SCALE 1:1 (24x36 D' SIZE)



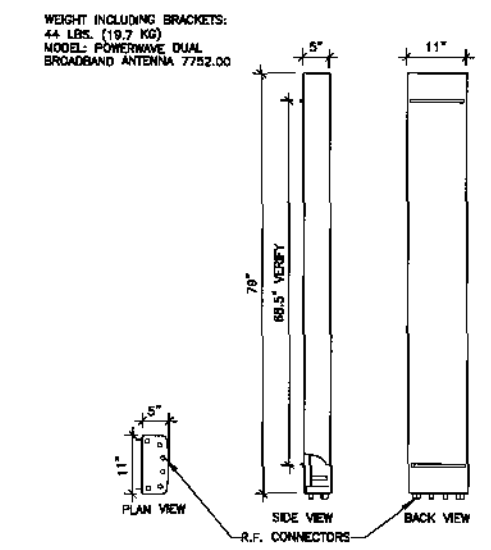
ANTENNA AT POLE
1"=1'-0"

1



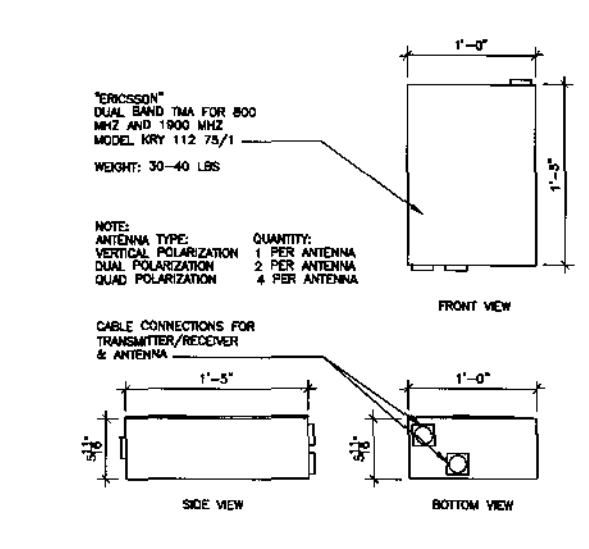
MOUNTING BRACKET AT POLE
3"=1'-0"

2



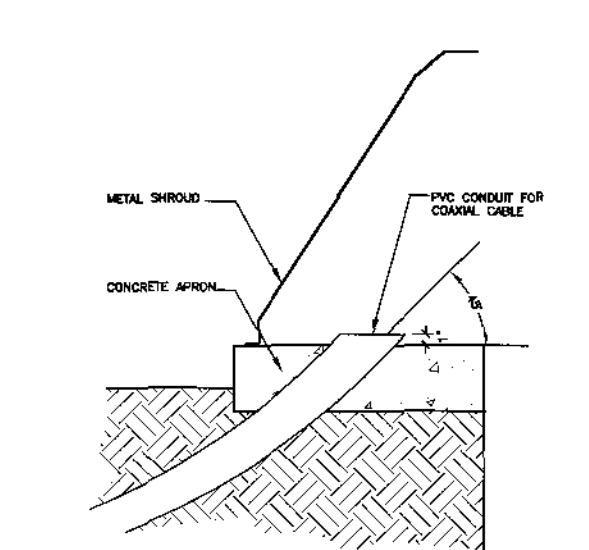
ANTENNA DETAIL
1"=1'-0"

4



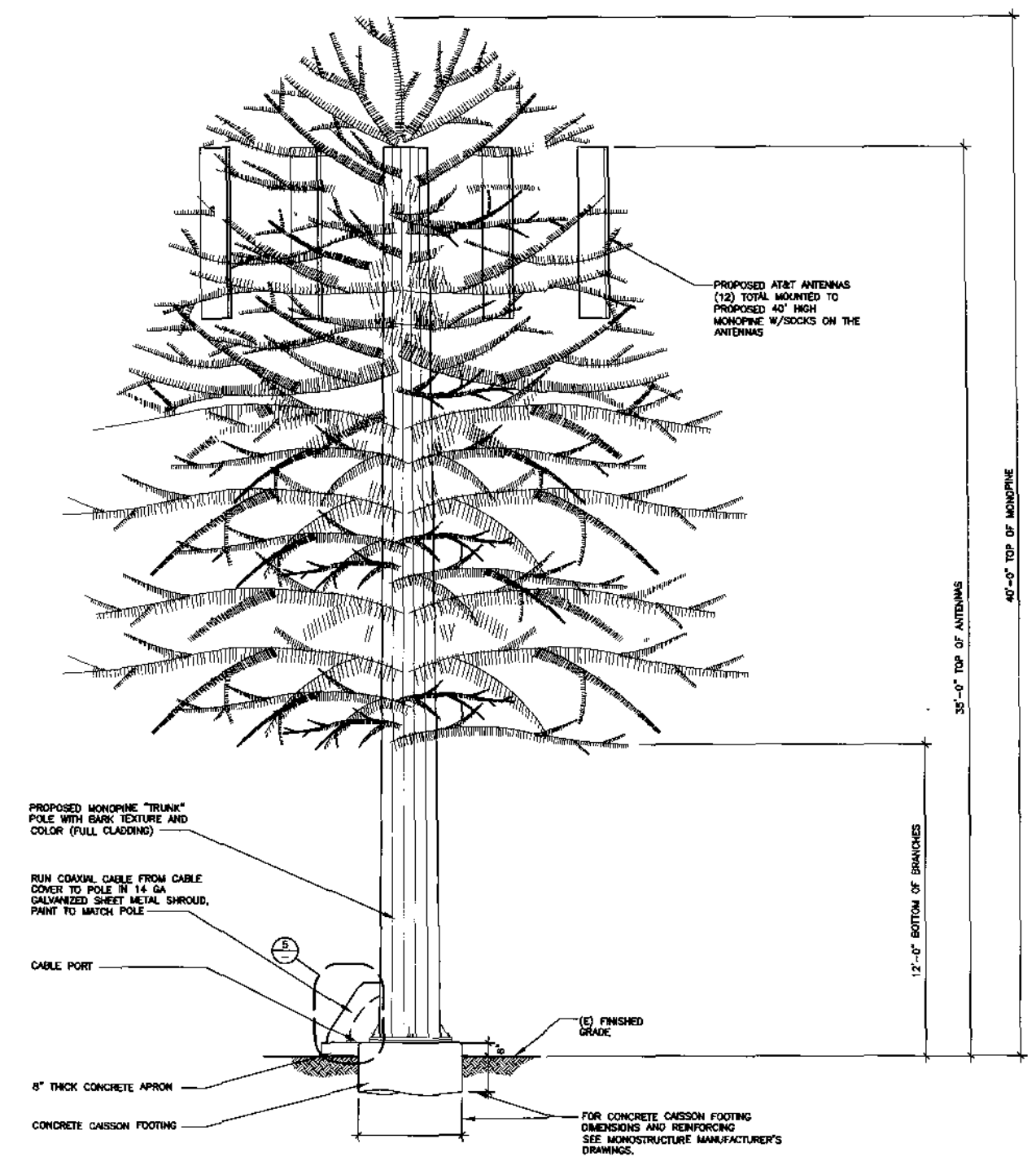
TMA UNIT
1 1/2"=1'-0"

3



COAXIAL CONDUIT
1 1/2"=1'-0"

5

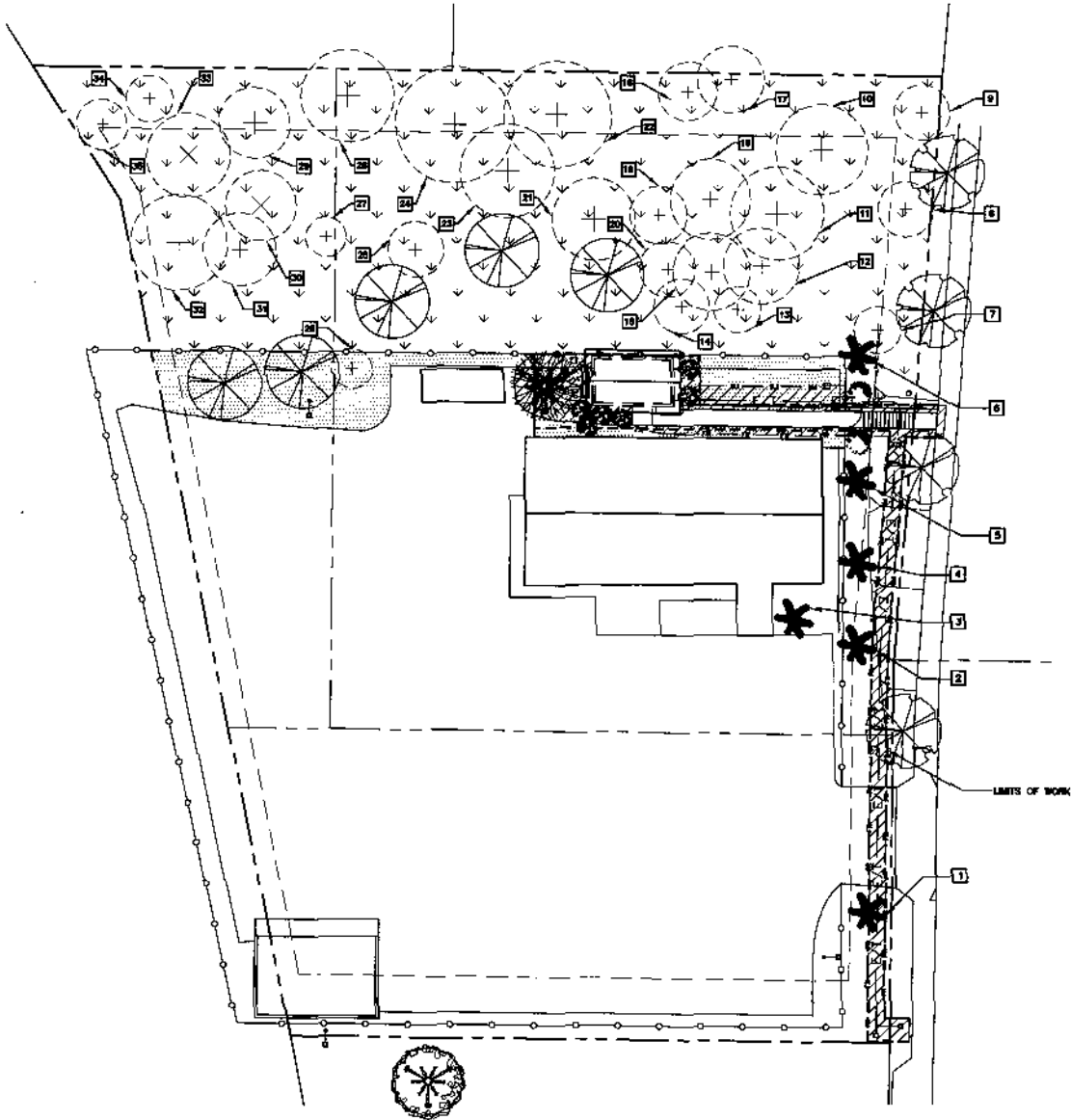


MONO PINE DETAIL
3/8"=1'-0"

6

KEY NOTES

- 1 EXISTING 18' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 2 EXISTING 20' HIGH TREE TO REMAIN; CALIPER SIZE=7"
- 3 EXISTING 22' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 4 EXISTING 21' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 5 EXISTING 23' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 6 EXISTING 30' HIGH TREE TO REMAIN; CALIPER SIZE=13"
- 7 EXISTING 18' HIGH TREE TO REMAIN; CALIPER SIZE=11"
- 8 EXISTING 30' HIGH TREE TO REMAIN; CALIPER SIZE=13"
- 9 EXISTING 28' HIGH TREE TO REMAIN; CALIPER SIZE=14"
- 10 EXISTING 28' HIGH TREE TO REMAIN; CALIPER SIZE=12"
- 11 EXISTING 23' HIGH TREE TO REMAIN; CALIPER SIZE=10"
- 12 EXISTING 14' HIGH TREE TO REMAIN; CALIPER SIZE=5"
- 13 EXISTING 10' HIGH TREE TO REMAIN; CALIPER SIZE=5"
- 14 EXISTING 11' HIGH TREE TO REMAIN; CALIPER SIZE=6"
- 15 EXISTING 18' HIGH TREE TO REMAIN; CALIPER SIZE=6"
- 16 EXISTING 21' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 17 EXISTING 24' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 18 EXISTING 18' HIGH TREE TO REMAIN; CALIPER SIZE=5"
- 19 EXISTING 15' HIGH TREE TO REMAIN; CALIPER SIZE=4"
- 20 EXISTING 16' HIGH TREE TO REMAIN; CALIPER SIZE=6"
- 21 EXISTING 20' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 22 EXISTING 33' HIGH TREE TO REMAIN; CALIPER SIZE=18"
- 23 EXISTING 30' HIGH TREE TO REMAIN; CALIPER SIZE=16"
- 24 EXISTING 31' HIGH TREE TO REMAIN; CALIPER SIZE=15"
- 25 EXISTING 12' HIGH TREE TO REMAIN; CALIPER SIZE=5"
- 26 EXISTING 10' HIGH TREE TO REMAIN; CALIPER SIZE=4"
- 27 EXISTING 8' HIGH TREE TO REMAIN; CALIPER SIZE=4"
- 28 EXISTING 28' HIGH TREE TO REMAIN; CALIPER SIZE=10"
- 29 EXISTING 21' HIGH TREE TO REMAIN; CALIPER SIZE=6"
- 30 EXISTING 24' HIGH TREE TO REMAIN; CALIPER SIZE=8"
- 31 EXISTING 18' HIGH TREE TO REMAIN; CALIPER SIZE=5"
- 32 EXISTING 28' HIGH TREE TO REMAIN; CALIPER SIZE=13"
- 33 EXISTING 27' HIGH TREE TO REMAIN; CALIPER SIZE=12"
- 34 EXISTING 14' HIGH TREE TO REMAIN; CALIPER SIZE=4"
- 35 EXISTING 11' HIGH TREE TO REMAIN; CALIPER SIZE=5"



- 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- 2. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LDM.
- 3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SYSTEM TO BE DRIP SYSTEM.
- 4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY CALTRANS. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- 5. ANY REQUIRED PLANTING THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS OR TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15 GALLON SIZE OR 60 INCH BOX SIZE MATERIAL, RESPECTIVELY. DEVELOPMENT SERVICES MAY AUTHORIZE ADJUSTMENTS OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN 15 GALLON SHRUB OR 60 INCH BOX TREE.
- 6. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

MINIMUM TREE SEPARATION DISTANCES:	
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

GENERAL NOTES

NTS

Symbol	Botanical name	Common name	Size	Qty	%	Mature height/ spread	Form/function
	PHOTINIA FRASERI	PHOTINIA	24" BOX	2	NA	15' tall 10' wide	SCREEN
	HETEROMELES ARBUTIFOLIA	CHRISTMAS BERRY, TUOYON EVERGREEN	5 GAL	6	NA	6' tall 6' wide	SCREEN
	CASSIA LEPTOPHYLLA	COLD MEDALLION TREE	36" BOX	4	NA	25' tall 30' wide	SCREEN/ STREET TREE
	PINUS MONOPHYLLA	SINGLELEAF PINE	36" BOX	5	NA	20' tall 15' wide	SCREEN
	PINUS HALEPENSIS	ALEPPO PINE	VARIABLE	NA	NA	VARIABLE	EXISTING TREE TO REMAIN
	EUCALYPTUS	EUCALYPTUS	VARIABLE	NA	NA	VARIABLE	EXISTING TREE TO REMAIN
	SYAGRUS ROMANOFFIANUM	QUEEN PALM	VARIABLE	NA	NA	VARIABLE	EXISTING TREE TO REMAIN
	MIXED SAGE-CHAPARRAL AND WEEDS	BRUSH	VARIABLE	NA	NA	VARIABLE	EXISTING SHRUBS/ GROUND COVER
	MIXED WEEDS AND DIRT	BRUSH	VARIABLE	NA	NA	VARIABLE	GROUND COVER

PLANTING LEGEND

NTS

2

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-08-05	BAK	ISSUE FOR REVIEW
07-28-05	BAK	FINAL FOR SUBMITTAL
10-11-05	JEL	REVISED FINALS
11-23-05	JEL	REVISED FINALS PER CALTRANS COMMENTS
02-27-06	JEL	REVISED FINALS PER CITY COMMENTS
05-08-06	JEL	REVISED FOR REVIEW
10-18-06	ALB	ISSUE FOR HEIGHT
08-23-06	BOH	REVISED FOR CITY COMMENTS
08-12-06	KAC	REVISED LANDSCAPE AND POLE TYPE
09-21-06	KAC	REVISED LANDSCAPE AND POLE TYPE

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

L01
LANDSCAPE
PLAN

0501.34
PLOT SCALE 1" = 1' (24x36" D SIZE)

LANDSCAPE PLAN

1" = 20'-0"

From: Bucey, Karen
Sent: Thursday, October 29, 2009 9:31 AM
To: Hempton, Alexander
Subject: RE: AT&T CalTrans Yard - CPG

Alex

My notes reflect that the Encanto Neighborhoods Planning Group voted 7/3/2 to accept the project as proposed.
No committee comments.

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